

ORDINANCE 1617

AN ORDINANCE relating to hobby kennels:
defining hobby kennels, prescribing guide-
lines for their establishment with a con-
ditional use permit: adding a new section
to Resolution 25789, Article 2 and KCC 21.04;
amending Resolution 25789, Article 22 and
KCC 21.44.030.

PREAMBLE:

It is the intent of this ordinance to allow
land use with conditions for hobby kennels in
urban and suburban areas.

It is not the intent of this ordinance to
require conditions for those parts of the
County which are rural. It is recognized
that the greater portion of King County is
rural and zoned Agriculture, General (with
more than ten acres) or Forest-Recreation
where the limit of three small animals does
not apply.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. NEW SECTION. There is added a new section to
Resolution 25789, Article 2 and KCC 21.04 to read as follows:
"Hobby kennel" means a non-commercial kennel at or adjoining a
private residence where four or more adult small animals are
bred and/or kept for hunting, training, and exhibition for organ-
ized shows, field, working and/or obedience trials, or for the
enjoyment of an identifiable species.

SECTION 2. Resolution 25789, Section 2202 and KCC 21.44.030
are hereby amended to read as follows:

The following uses may locate subject the issuance of a condition-
al use permit processed as provided in Chapter 21.58.

(1) Cemeteries, provided:

(a) No building shall be located closer than one hundred
feet from any boundary line;

(b) A protective fence and a landscaped strip of evergreen
trees and shrubs at least ten feet in width shall be installed
on all common boundary lines with "R" or "S" zoned property.

(2) Columbariums, crematories and mausoleums, provided
these used are specifically excluded from all "R" zones unless
inside a cemetery.

1 (3) Commercial establishments or enterprises involving
2 large assemblages of people or automobiles as follows, provided
3 these uses are specifically excluded from all "R" zones and the
4 "S-E" zone:

5 (a) Amusement parks

6 (b) Boxing and wrestling arenas

7 (c) Ball parks

8 (d) Fairgrounds and rodeos

9 (e) Golf driving ranges

10 (f) Labor camps (transient)

11 (g) Open-air theaters

12 (h) Race tracks, drag strips, motorcycle hills and Go-Kart
13 tracks

14 (i) Stadiums

15 (4) Educational Institutions not otherwise permitted.

16 (5) Fire stations, including spaces for municipal offices
17 and utility district offices, when located in any "R", "S" or
18 "A" zone, provided the following conditions are conformed to:

19 (a) All buildings and structures shall maintain a distance
20 of not less than twenty feet from any property line that is a
21 common property line with "R" zoned property; and

22 (b) Any building from which fire fighting equipment emerges
23 onto a street shall maintain a distance of thirty-five feet from
24 such street;

25 (c) Open storage shall be prohibited;

26 (d) Overnight parking and maintenance of municipal or
27 utility vehicles shall be within an enclosed structure which is
28 compatible in size and design with the surrounding area.

29 (6) Hospitals, mental and alcoholic, provided they are
30 specifically excluded from all "RS", "RD", "RM-2400", "RM-1800"
31 and "S" zones.

32 (7) Institutions for training of religious orders.

33 (8) Kennels, provided that the minimum site area is five

1 acres and that the buildings housing such use and animal runs
2 shall not be closer than one hundred fifty feet to any boundary
3 property line of the premises and that they are specifically ex-
4 cluded from all "R" zones. The board of adjustment may require
5 such additional setback, fencing, screening or soundproofing
6 requirements as it deems necessary to ensure the compatibility
7 of the kennel with surrounding development.

8 (9) Radio, micro-wave or television transmitters, towers
9 and appurtenances.

10 (10) Recreational areas, commercial, including yacht clubs,
11 beach clubs, tennis clubs, parks, ski areas, marinas and similar
12 activities.

13 (11) Universities and colleges, including dormitories and
14 fraternity and sorority houses when on campus.

15 (12) Hobby Kennels provided the following conditions are
16 conformed to:

17 (a) The number of animals permitted shall be estab-
18 lished by the Zoning Adjustor based on such
19 factors as animal size, type and characteristics
20 or the breed and the amount of lot area, provided
21 that the maximum number shall not exceed ten
22 where the lot area contains 35,000 square feet
23 or more and the maximum number shall not exceed
24 five where the lot area is less than 35,000
25 square feet.

26 (b) All open air run areas shall be completely sur-
27 rounded by a six foot fence set back at least
28 20 feet from all property lines.

29 (c) No commercial signs or other appearances adver-
30 tising kennel are permitted on the property.

31 (d) The Adjustor shall consider the review and recom-
32 mendations of the Division of Animal Control
33 and Division of Building.

(e) The Adjustor may require additional setback, fencing, screening, or soundproofing requirements as he deems necessary to insure the compatibility of the hobby kennel with surrounding development.

Provided further should the Division of Animal Control in the course of enforcing the provisions of ordinance 1396 observe violations of the conditional use permit they shall notify in writing the Division of Building of such violation; and the Division of Building shall petition the Zoning Adjustor to initiate proceedings to revoke a conditional use permit for a hobby kennel in accordance with K.C.C. 21.66.

INTRODUCED AND READ for the first time this 26th day of March, 1973.

PASSED this 23d day of April, 1973.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

John T. O'Brien
Chairman

ATTEST:

Dorothy M. Quinn
Deputy Administrator-Clerk
King County Council

APPROVED this 23d day of April, 1973.

John A. Spillman
King County Executive